Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	1/19 Elizabeth Street, Doncaster East Vic 3109

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $1,100,000 & $1,200,000

Median sale price

Median price $1,615,400 Property Type House Suburb Doncaster East

Period - From 01/10/2023 to 31/12/2023 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	3/6 Leura St DONCASTER EAST 3109	$1,240,000	12/08/2023
2	2/92 Leeds St DONCASTER EAST 3109	$1,190,000	07/10/2023
3	175 George St DONCASTER 3108	$1,165,000	18/11/2023

OR

~~**B***~~ ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 30/01/2024 16:27

1/19 Elizabeth Street, Doncaster East Vic 3109

Anthony Pittas
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4 2 2

Property Type: Townhouse
Land Size: 313 sqm approx

Agent Comments

Indicative Selling Price
$1,100,000 - $1,200,000
Median House Price
December quarter 2023: $1,615,400

Comparable Properties



3/6 Leura St DONCASTER EAST 3109 (REI/VG)

4 3 2

Price: $1,240,000
Method: Auction Sale
Date: 12/08/2023
Property Type: Townhouse (Res)

Agent Comments



2/92 Leeds St DONCASTER EAST 3109 (REI/VG)

3 2 2

Price: $1,190,000
Method: Auction Sale
Date: 07/10/2023
Property Type: Townhouse (Res)

Agent Comments



175 George St DONCASTER 3108 (REI)

4 2 2

Price: $1,165,000
Method: Auction Sale
Date: 18/11/2023
Property Type: House (Res)
Land Size: 367 sqm approx

Agent Comments

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